

## **CONCEPT PLAN APPLICATION**

Parcel Identifie	er Number (PIN):	9788-49-944	9				Date:	13 Aug 2019
Section A: Pr	oject Informa	tion						
Project Name	e: 408 H	lillsborough Stree	t					
Property Add	ress: 408 F	lillsborough St., C	hapel HI	II, NC		Zip Co	ode: 2	27514
Use Groups (A	A, B, and/or C):	В	E	xisting Zoning District:	R-2			
	The p	project will includ	e 4 deck	s each to be installed on an	existing 1	.0,000	SF apart	ment building.
Project Descr	iption: The p	project will also m	odify the	e curb and pavement at the	e two entr	ances,	restripe	parking spots and add
	a du	mpster area with	retaining	g wall.				
Section B: Ap	oplicant, Owne	er and/or Cont	ract Pu	rchaser Information				
••	•	hom correspond						
Name:		chle – Ballentine A	Associate	2S PA				
Address:	221 Providence				7. 0 1		27544	
City:	Chapel Hill		State:	NC	Zip Code	-	27514	
Phone:	(919) 489-4789	) [	Email:	georger@bapa.eng.pro				
The undersig	ned applicant h	ereby certifies tl	hat, to t	he best of his knowledge	e and beli	ef, all	informa	ation supplied with
-	on is true and a	•		C C				
Signature:		110			Date:	13 A	ug 2019	
Our ou /Court								
Owner/Conti	ract Purchaser I	nformation:						
🛛 Owner				Contract Purcha	ser			
Name:	408 The Hill, Ll	C - Ted Kairvs						
Address:	721 Mt Carme							
City:	Chapel Hill		State:	NC	Zip Code	•	27517	
Phone:	(919) 929-5444		Email:	ted@kairysproperties.co		-		
i none.	(313) 323 311	·						
-			hat, to t	he best of his knowledge	e and beli	ef, all	informa	ation supplied with
	on is true and a	ccurate.	~		Data	42.4.	- 2010	
Signature:		Am	1		Date:	13 AI	ug 2019	
		0 11						



## **Concept Plan Project Fact Sheet**

	Site Description
Project Name	408 Hillsborough Street
Address	408 Hillsborough Street, Chapel Hill, NC 27514
Property Description	+/-1.37 acres, 4 existing apartment buildings
Existing Land Use	Apartment Buildings
Proposed Land Use	Apartment Buildings
Orange County Parcel Identifier Numbers	9788-49-9449
Existing Zoning	R-2
Proposed Zoning	OI-1 CZ
Application Process	HDC, SUP/Rezoning
Comprehensive Plan Elements	PFE, CPE, GA, GPNS, NOC, TGC
Overlay Districts	Historic Overlay District, Resource Conservation District

Торіс	Requirement	Proposal	Status
Use/Density ( <u>Sec 3.7</u> )	A / 4.0 units per acre		
Dimensional Standards ( <u>Sec. 3.8</u> )	Street:26'Interior:11'Solar:13'		
Floor area ( <u>Sec. 3.8</u> )	0.93		
Modifications to Regulations (Sec. 4.5.6)			
Adequate Public Schools (Sec. 5.16)			
Inclusionary Zoning (Sec. 3.10)			
Landscape			
Buffer – North ( <u>Sec. 5.6.2</u> )	15' External, 10' Internal		
Buffer – East ( <u>Sec. 5.6.2</u> )	15' External, 10' Internal		
Buffer – South ( <u>Sec. 5.6.2</u> )	15' External, 10' Internal		
Buffer - West	20' External		

TOWN OF CAPEL WILL
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	1	
( <u>Sec. 5.6.2</u> )		
Tree Canopy	30%	
( <u>Sec. 5.7</u> )		
Landscape		
Standards		
( <u>Sec. 5.9.6</u> )		
Environment		
Resource		
Conservation		
District (Sec. 3.6)		
Erosion Control		
( <u>Sec. 5.3.1</u> )		
<b>Steep Slopes</b> ( <u>Sec. 5.3.2</u> )		
Stormwater		
Management		
( <u>Sec. 5.4</u> )		
Land Disturbance		
Impervious	0.50(GLA) = 0.76 acres	
Surface		
( <u>Sec. 3.8</u> )		
Solid Waste &		
Recycling Jordan Riparian		
Buffer ( <u>Sec. 5.18</u> )		
Access and Circu	ulation	
Road Improvements		
( <u>Sec. 5.8</u> )		
Vehicular Access		
( <u>Sec. 5.8</u> )		
( <u>Sec. 5.8</u> ) Bicycle Improvements		
( <u>Sec. 5.8</u> ) Bicycle Improvements ( <u>Sec. 5.8</u> )		
(Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian		
(Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements		
(Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8)		
(Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact		
(Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact Analysis		
(Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact Analysis (Sec. 5.9)		
(Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact Analysis	1.4/Unit (Min) 1.75/Unit (Max)	
(Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact Analysis (Sec. 5.9) Vehicular Parking	1.4/Unit (Min) 1.75/Unit (Max)	
(Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact Analysis (Sec. 5.9) Vehicular Parking (Sec. 5.9) Transit (Sec. 5.8)	1.4/Unit (Min) 1.75/Unit (Max)	
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Fire		
Site Improvements		
Schools Adequate Public Facilities ( <u>Sec. 5.16</u> )		
Recreation Area (Sec. 5.5)	(0.025 X GLA) = 1,645 SF	
Lighting Plan (Sec. 5.11)		
Homeowners Association (Sec. 4.6)		

Symbol	Meaning	Symbol	Meaning
$\odot$	Meets Standard	М	Modification necessary
NA	Not Applicable	UNK	Not known at this time



## Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

Application fee (refer to fee schedule)	Amount Paid \$	380.00		
Pre-application meeting – with appropriate staff				
Digital Files - provide digital files of all plans and documents				
Concept Project Fact Sheet				
Statement of Compliance with Design Guidelines (1 copies)				
Statement of Compliance with Comprehensive Plan (1 copies)				
Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)				
Mailing list of owners of property within 1,000 feet perimeter of subject	property <u>(see GIS not</u>	ification tool)		
Mailing fee for above mailing list	Amount Paid \$	226.00		
Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:				
Natural features of site				
Access, circulation, and mitigation of traffic impacts				
<ul> <li>Arrangement and orientation of buildings</li> </ul>				

- Natural vegetation and landscaping
- Impact on neighboring properties
- Erosion, sedimentation, and stormwater

$\checkmark$
$\checkmark$

Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals

Reduced Site Plan Set (reduced to 8.5"x11")

## Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable